

RESOLUTION: 2025-03

BOROUGH OF BARRINGTON PLANNING BOARD

APPLICANT'S NAME: Borough of Barrington

BOARD'S DECISION: Courtesy Review of Minor Subdivision/Redivision

PROPERTY ADDRESS: 219 Clements Bridge Road—Block 25, Lots 11 and 12

ZONING DISTRICT: C-1 Central Commercial District

DATE OF HEARING: March 24, 2025

WHEREAS, the Borough of Barrington (the “Borough”) is the owner of property in Barrington located at 219 Clements Bridge Road designated as Block 25, Lots 11 and 12 containing 0.19 acres within the C-1 Central Commercial District (the “Subject Property”); and

WHEREAS, on March 24, 2025, the Borough of Barrington Planning Board (“Board”) considered the application of the Borough which was submitted to the Board for courtesy review pursuant to N.J.S.A. 40:55D-31(a) in order to move the adjoining lot line of the Subject Property to increase the area of Lot 12 while decreasing the area of Lot 11 (the “Application”); and

WHEREAS, the Board has jurisdiction to hear the Application under the New Jersey Municipal Land Use Law (“MLUL”), N.J.S.A. 40:55D-1, et seq.; and

WHEREAS, the Borough came before the Board at the regularly-scheduled public meeting held on March 24, 2025 and was represented by Timothy J. Higgins, Esquire. The Board heard testimony from the Borough as to the nature, purpose, location, and description of the Application; and

WHEREAS, the Board discussed the Application and the Board Professionals offered comments. The Application was opened to the public for comment, and any members of the public wishing to comment on the Application were given the opportunity to do so; and

WHEREAS, based on all the evidence submitted, the Board renders the following factual findings and conclusions of law in addition to any contained in the preceding paragraphs:

1. The Board considered the following submissions from the Borough which were made a part of the record:

- A. Completed Planning Board Application Package dated March 3, 2025 including the Camden County Planning Board Application
- B. Site Plans prepared by Key Engineers, Inc., dated February 25, 2025

C. Notice to Property Owners and Public Notice as well as corrective measures taken regarding time of meeting;

2. The Borough submitted the following exhibits during the March 24, 2025 hearing: **Exhibit A-Site Plans.**

3. The Subject Property is owned by the Borough and is located at 219 Clements Bridge Road, Block 25, Lots 11 and 12, Borough of Barrington, New Jersey, lying within the C-1 Central Commercial (C-1) Zoning District.

4. The Borough submitted the Application for purpose of courtesy review by the Board pursuant to **N.J.S.A. 40:55D-31(a)** for review and recommendation in conjunction with the Barrington Borough Master Plan as well as to answer any questions or comments made by the public regarding the proposed subdivision/redivision.

5. During the March 24, 2025 hearing, Timothy J. Higgins, Esq. represented the Borough.

6. Robert Scott Smith, P.L.S., P.P. of Key Engineers, Inc., who is a licensed professional planner and professional land surveyor, appeared on behalf of the Borough, was sworn, and his credentials were accepted by the Board.

7. Mr. Smith testified that the Subject Property was purchased by the Borough in 2019 at which time it was two (2) lots and it will remain two (2) lots after the subdivision/redivision.

8. Mr. Smith testified that the property line which currently separates Block 25, Lot 11 and Block 25, Lot 12 cuts off the parking spaces which are associated with the building located on Block 25, Lot 12.

9. Mr. Smith testified that the Borough is attempting to market Block 25, Lot 12 for sale and adjusting the property line will make Block 25, Lot 12 more marketable for the Borough.

10. Mr. Smith testified that an easement was granted in 1991 by the previous owner of the Subject Property to BellTel which is now known as Verizon.

11. The easement encompasses an existing pad and some equipment which are associated with communications.

12. The subdivision/redivision will result in a portion of the easement being cut off which will be appropriately addressed in the new legal descriptions for the Subject Property.

13. The area of Block 25, Lot 11 will decrease from 3,725 square feet to 2,534 feet while the area of Block 25, Lot 12 will increase from 4,508 square feet to 5,699 square feet.

14. Having completed their presentation, Board Engineer G. Jeffrey Hanson, P.E., C.M.E. provided his review of the Application to the Board.

15. Mr. Hanson did not complete a review letter as this is a municipal project but he did complete a courtesy review of the Application for purposes of providing input at the hearing.

16. Mr. Hanson testified that the proposed subdivision/redivision makes perfect sense and has no objections to the project.

17. Following Mr. Hanson's testimony, the hearing was opened to the public for comment. There was no public comment on the matter.

18. A motion was made and seconded to accept into the record Exhibit A as well as notice to property owners, public notice, corrective measures taken regarding the time of the meeting, and the Borough's Application dated March 3, 2025. All voted in favor.

19. Following a summary of the Application by the Board's Solicitor and the testimony placed on the record, voting on the matter was deferred until 7:00 PM as written notice and public notice originally submitted by the Borough listed the public hearing for 7:00 PM rather than 6:00 PM. Therefore, the Board deferred voting until 7:00 PM to give an opportunity for members of the public to appear regarding the Borough's Application.

20. At 7:00 PM, consideration of the Borough's Application was resumed at which time a motion was made to find the proposed subdivision/redivision to be consistent with the Barrington Borough Master Plan with no recommendations from the Board.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Barrington, that the Borough's Application for subdivision/redivision of the Subject Property is not inconsistent with the Barrington Borough Master Plan and the Board has no recommendations as to this proposed project.

ROLL CALL VOTE

MEMBERS	IN FAVOR	OPPOSED	ABSTAIN	ABSENT	NO VOTE
CHAIRMAN RINK	X				
VICE-CHAIR CILURSO	X				
MAYOR HANSON				X	
COUNCILMAN BEYER	X				
MR. PAWLING	X				
MR. ORLANDO				X	

MR. HARRELL	X				
MR. LISS				X	
MS. SCHREYER	X				
MS. LANG (ALT. 1)	X				
MS. SULLIVAN (ALT. 2)	X				
MR. BRENNAN (ALT. 3)	X				
MR. WRIGHT (ALT. 4)					X

ATTEST:

BARRINGTON BOROUGH
PLANNING BOARD



CAROL FULTANO
SECRETARY



JOHN RINK
CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that the Planning Board of the Borough of Barrington, County of Camden, State of New Jersey, adopted the foregoing resolution at its regular meeting held at the Borough Hall, 229 Trenton Avenue, Barrington, New Jersey, on April 28, 2025, and said resolution was authorized for memorialization at a meeting held on March 24, 2025.



CAROL FULTANO
SECRETARY